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Planning & Development Committee
Legislative Office Building, Room 2100
Hartford, CT 06106

Testimony in support of Raised House Bill No. 6967 *AN ACT ESTABLISHING THE CEDAR HILLS INFRASTRUCTURE IMPROVEMENT DISTRICT WITHIN THE TOWN OF NORTH HAVEN*

Chairwoman Osten, Chairman Miller, Ranking Members Linares and Aman and members of the Planning & Development Committee. My name is Anthony Rescigno and I am the President of the Greater New Haven Chamber of Commerce. I want to offer my support of Raised House Bill No. 6967 *AN ACT ESTABLISHING THE CEDAR HILLS INFRASTRUCTURE IMPROVEMENT DISTRICT WITHIN THE TOWN OF NORTH HAVEN* that will bring much needed redevelopment to an old industrial area of North Haven and help spur economic development, new business starts and job growth to our region.

The bill would establish the Cedar Hill North Haven Infrastructure Improvement District in the town of North Haven for the purpose of allowing construction and building infrastructure improvements in the targeted area which would include much needed rail track and rail spurs, roads, sewers, lighting, landscaping, sidewalks, parking and other infrastructure. This needed infrastructure to support businesses and companies that are interested in coming to this site.

The legislation would assist in providing the financing for this important redevelopment project by allowing an infrastructure Improvement District to be formed upon the petition of local voters and approval of property owners within the District. The legislation will authorize the District to issue bond to finance the construction of public infrastructure improvement required for the redevelopment of the District. The District bond will be paid from the incremental real property tax revenues generate by the development of the property located solely within the District.

There is significant need for infrastructure improvements in this area of town and this legislation would help to jump start the construction improvements needed to locate new businesses to the area, help existing businesses expand and to create new jobs and expanded economic development in the Town of North Haven.



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The district will only be created when a petition is introduced by fifteen or more eligible voters of the town of North Haven. After the institution of the petition the 1st Selectman must call a meeting of voters to act on the petition not later than thirty days after its inception. The location and time of the meeting must be published in a circulated newspaper two weeks before the fixed date.

The bill authorizes the creation of the District for the purpose of the accomplishment of improvements in the district. Improvements include to extinguish fires, to light streets, to plants ornamental trees, to construct and maintain roads, sidewalks, crosswalks, the sewer system, parking and recreational facilities, open space, and infrastructure. The bill gives the District the power to lay and collect taxes to pay for costs of improvement whose rates will be established at public hearings held by the board.

One of the most important parts of the legislation is that neither the town nor the state will be held accountable for any of the District's debt but the Town of North Haven will be able to tax all the new real and personal property to help grow their grand list. In addition, all of the district's earned revenue will be shared with the town of North Haven. All of its accounts will be open to inspection by the town or the state.

It is my understanding that there are a number of new businesses that are awaiting the passage of this legislation to allow them to move their business operations to the newly formed District. This will mean new tax revenues for the Town of North Haven on property that has been sitting idle for many, many years.

I urge the Committee to favorably report this bill and help spur the much needed economic development for this site and the entire region as one of the building blocks needed to make Connecticut a top 20 economy by 2017

Sincerely,

Anthony Rescigno
President
Greater New Haven Chamber of Commerce